

APPENDIX 9

RESULTS OF PUBLIC MEETING– SEPTEMBER 10, 2018 CITY FILE NUMBERS: C04W14.010

Members Present: Regional Councillor E. Moore – Wards 1 and 5 (Chair) Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair) Regional Councillor m. Palleshi – Wards 2 and 6 Regional Councillor M. Medeiros – Wards 3 and 4 Regional Councillor G. Miles – Wards 7 and 8 Regional Councillor J. Sprovieri – Wards 9 and 10 City Councillor D. Whillans – Wards 2 and 6 City Councillor J. Bowman – Wards 3 and 4 City Councillor P. Fortini – Wards 7 and 8 City Councillor G. Dhillon – Wards 9 and 10

Members Absent: nil

Staff Present: Planning and Development Services: R. Elliott, Commissioner R. Conard, Director, Building, Chief Building Official A. Parsons, Director, Development Services A. Farr, Manager, Development Services K. Freeman, Planner, Development Planning N. Mahmood, Planner, Development Planning Y. Mantsvetov, Planner, Policy Planning D. VanderBerg, Central Area Planner C. LaRota, Planner, Policy Planning N. Grady, Planner, Development Planning B. Shah, Planner, Development Planning S. Swinfield, Planner, Development Planning S. Dykstra, Planner, Development Planning Corporate Services: A. Wilson-Peebles, Legal Counsel City Clerk's Office: C. Gravlev, Deputy City Clerk T. Jackson, Legislative Coordinator

Members of the Public: N/A

Results of the Public Meeting:

A meeting of the Planning and Development Services Committee was held on September 10, 2018 in the Boardrooms WT 2C/2D on the 2nd Floor of the West Tower of City Hall, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the Planning Act and City Council procedures. There were no members of the public present at the Statutory Public Meeting. Correspondences from six members of the public were received.

The following issues were raised by the public through the correspondences received for this application:

Traffic

Issue:

The proposed development would increase traffic congestion in the area.

Response:

Policies in the Mount Pleasant Secondary Plan (Area 51) indicate that this site is appropriate for the proposed townhouse purposes. The Traffic Study submitted with the application indicates that the road network will function at acceptable levels of service with this development in place.

Issue:

Road safety will be affected.

Response:

It is expected that drivers will drive according to road conditions and will follow posted speed limits. The Region of Peel police is responsible for enforcing traffic safety and should be contacted if there are any concerns.

Environmental Impacts

Issue:

The proposed development will significantly impact the natural environment.

Response:

The proposed development is located outside of the Natural Heritage System (NHS) and the associated buffer. This NHS area forms part of the Huttonville Creek Subwatershed System and is regulated by the Credit Valley Conservation (CVC). The development will be subject to the policies of the CVC, in addition to the City policies for development on environmentally sensitive lands.

An Environmental Impact Report (EIR) was submitted and approved during the Block Plan (Area 51-1) planning process. The approved EIR established the extent of the NHS and a buffer area. Further, the applicant has submitted a Functional Servicing Report (FSR) and Stormwater Management Report with this application. These reports were reviewed and approved by the City and CVC staff. The CVC staff visited the site to confirm the extent of the NHS and note that the proposed Zoning By-law Amendment satisfactorily depicts the NHS limit. The NHS area along with the buffer will be re-zoned 'Floodplain' (F) to protect it from any development.

Issue:

There will be significant loss of green space, including several tall trees.

Response:

The applicant has submitted a Tree Inventory and Preservation Plan Report. It concludes that 10 trees will be removed to accommodate the proposed development, out of which 3 trees are deemed hazard trees and must be removed regardless of the planning process.

Due to removal of trees on the property, the applicant will be required to provide a total of 46 deciduous trees, 27 coniferous trees, 5 multi-stem trees as well as shrubs and perennials. However, due to space limitations on the site, any replacement trees that are not planted on the subject property will be provided through cash-in-lieu of trees. The applicant will be required to implement tree preservation measures to facilitate the long-term health of trees to be preserved.

Issue:

The view to the natural heritage system from the backyard will be impacted.

Response:

The subject property is designated “Residential” in the Official Plan, and “Medium Density Residential” and “Natural Heritage System” in the Secondary Plan. The proposed development will occur on the area designated “Medium Density Residential” which meets the planned land use function on this property. The proposed site layout will provide a setback of 3 metres from the existing residential uses, and the buildings will be sited to minimize visual impact. In addition, 2.5 hectares of the site area (out of the total site area of 3.52 hectares) will be protected Natural Heritage System (NHS) area and will be visible from the backyards of most existing residential dwellings.

Density

Issue:

The proposed density of this application will impact the character of the neighbourhood.

Response:

The proposed density of 43 units/net hectare is appropriate for this area according to the Official Plan policies. The proposed development will incorporate a built-form that will be respectful of the existing residential uses adjacent to the subject property. The approved Urban Design Brief includes the design principles for this development that will be implemented at the detailed design stage.

Public Safety:

Issue:

Crime and other nuisances will be exacerbated due to the proposed development.

Response:

With the increase in population, there will also be an increase in natural surveillance on the property and the surrounding area. This is a Crime Prevention through Environmental Design principle that has proven to reduce crime in areas.